

CITY OF SAN JOSÉ, CALIFORNIA
 Department of Planning, Building and Code Enforcement
 801 North First Street, Room 400
 San José, California 95110-1795

Hearing Date/Agenda Number

H.L.C. 9/03/03

Item 4.b.

File Number

HL03-148

Application Type

Historic Landmark Designation

Council District

3

SNI

13th St.

Planning Area

Central

Assessor's Parcel Number(s)

249-44-059

STAFF REPORT

PROJECT DESCRIPTION

Completed by: Sally Notthoff Zarnowitz

Location: 311 N. Second St.

Gross Acreage: 0.15

Net Acreage: 0.15

Net Density: n/a

Existing Zoning: LI Light Industrial

Existing Use: Multi-Family Residential

Proposed Zoning: No change

Proposed Use: No Change

GENERAL PLAN

Completed by: SNZ

Land Use/Transportation Diagram Designation

General Commercial

Project Conformance:

☒ Yes ☐ No☐ See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: SNZ

North: Residential

LI Light Industrial

East: Commercial

CN Commercial Neighborhood

South: Office

A(PD) 85096 Planned Development

West Residential

A(PD) 02077 Planned Development

ENVIRONMENTAL STATUS

Completed by: SNZ

☐ Environmental Impact Report found complete☐ Negative Declaration circulated on☐ Negative Declaration adopted on☒ Exempt☐ Environmental Review Incomplete

FILE HISTORY

Completed by: SNZ

Annexation Title: Original City

Date: 3/27/1850

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

☒ Recommend Approval☐ Recommend Approval with Conditions☐ Recommend Denial

Date _____

Approved by: _____

OWNER

Mr. Rusty Lutz
14830 Branston Court
Morgan Hill CA 95037

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: SNZ

Department of Public Works

None

Other Departments and Agencies

None

GENERAL CORRESPONDENCE

See attached Letter

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The Moody Flats Apartment Building is located at 311 North Second Street in the LI Light Industrial zoning district and designated GC General Commercial on the adopted San Jose 2020 General Plan Land Use Transportation Diagram. The Historic Landmarks Commission will forward a recommendation on the designation to the City Council for consideration at a public hearing on September 30, 2003 at 1:30 p.m.

HISTORIC RESOURCE DESCRIPTION

The following information is included in the DPR. This block was just to the southwest of the Hensley Estate, which stretched from First to Fourth Streets between what is now the Southern Pacific railroad right-of-way and Empire Street. In the late 1890's, multi-family housing became a new trend in the neighborhood. The first multi-family dwelling in this block was a four-flat apartment house erected along First Street between 1891 and 1901. In 1903, Judge Lee subdivided his property into three house lots, selling the southerly most one to Ada Bascom Moody. Alden E. and Ada Moody built the three-flat apartment building in 1903.

The design of Moody Flats was executed in the vocabulary of Classical Revival architecture. The building is a three-part composition, consisting of separately defined base, main body and roof elements. The base of the composition is sheathed with a narrow-profile, redwood-channel, rustic-drop siding and the upper stories are sheathed with four-inch redwood siding with a flat profile. This visual technique was used locally in the early twentieth century in neo-classical buildings to reflect the heavier masonry buildings of Renaissance architecture.

The roof has a single ridge and front and rear facing gables, which are articulated through the use of a prominent oversized dentil at the base that extends around the ends of the gables below the soffits.

The building's fenestration consists of primarily one-over-one double hung wood windows surrounded by molding casings. The front windows have hoods of crown molding that sit above drip-cap trim. A large fixed oculus window is centered at the upper story and a large bank of small leaded windows is located on the front portion of the south elevation.

As part of seismic repairs, the building was lifted and the brick foundation and stem walls were removed. The bricks were recovered and re-used to replace non-original concrete front steps and damaged masonry flues along the south elevation. The front portico is original to the building and within the alcove are the original tile floor, wood paneling and three front entry doors as designed in 1903.

ENVIRONMENTAL REVIEW

Under the provisions of Section 15307 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is found to be exempt from environmental review in that the project is limited to an action taken by a regulatory agency as authorized by state law or local ordinance to assure the maintenance, restoration, or enhancement of a natural resource where the regulatory process involves procedures for protection of the environment.

GENERAL PLAN CONFORMANCE

The Landmark Designation for this multi-family residence on a 0.15 gross-acre site may be determined to be in conformance with the San Jose 2020 General Plan Land Use/Transportation Diagram designation of General Commercial utilizing the General Plan's Discretionary Alternate Use Policy for Structures of Historical or Architectural Merit. Under this policy, alternate land uses may be allowed on sites with structures of significant historical or architectural merit if to do so would preserve the structures' historic and architectural qualities, and the use would not otherwise be incompatible with the surrounding area.

ANALYSIS

Landmark designation is proposed for the Moody Flats Apartment Building, located at 311 North Second Street on a 0.15 gross acre site. The proposal is consistent with General Plan historic, archeological and cultural resources goals and policies, which state the preservation of historically or archeologically significant sites, structures and districts is a key consideration in the development review process. These policies also state that "the city should use the landmark designation process of the Historic Preservation Ordinance to promote the preservation of historically or architecturally significant sites and structures."

The Moody Flats Apartment Building merits designation as a historic landmark based on its historical, cultural and architectural significance (see attached State form and Historic Evaluation Form). The building qualifies for landmark status based on the following criteria of the Historic Preservation Ordinance (Municipal Code Section 13.48.110):

6. Its embodiment of distinguishing characteristics of the Neo-Classical era architectural type or specimen as well as ; and
8. Its embodiment of elements of architectural design in that it is a unique example of an early multi-family residential building.

COMMUNITY OUTREACH

The property owner has requested the nomination. A public hearing notice for the project was published in a local newspaper, posted at the site and mailed to all property owners and tenants within 500 feet of the subject site.

RECOMMENDATION

Planning staff recommends that the Commission, after holding a public hearing on the subject proposal, recommend that the City Council approve the designation of TheMoody Flats Apartment Building, located at 311 North Second Street as Historic Landmark No. HL03-148.